

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: July 17, 2012
SUBJECT: BZA Case 18384, 2028 P Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 731, Massage Establishments.

II. LOCATION AND SITE DESCRIPTION

Address	2028 P Street, N.W.
Legal Description	Square 96, Lot 18
Ward	2
Lot Characteristics	Rectangular lot with alley access
Zoning	C-2-B- Medium-high density community business center DC- Dupont Overlay District
Existing Development	Three-story row building
Historic District	Dupont Circle
Adjacent Properties	North, East & West: Three and four-story mixed use buildings South: Residential and embassy uses
Surrounding Neighborhood Character	Commercial district to the north and along P Street, with residential uses to the south

III. APPLICATION IN BRIEF

The applicant proposes to relocate his business, a massage establishment, to the subject property, located within the C-2-B district. Massage establishments are permitted only by special exception within the C-2 districts. The use would also include yoga, permitted as a matter of right, and aroma therapy and sales of related products, permitted as accessory uses.

No building additions are proposed. The proposed use would occupy the existing space.

IV. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief pursuant to § 731, Massage Establishments

731.3 The establishment shall be compatible with other uses in the area.

The proposed use would be compatible with other uses in the area. It would be a service commercial use within a commercial district that includes a variety of retail and service commercial uses.

731.4 The use shall not be objectionable because of its effect on the character of the neighborhood or because of noise, traffic, or other conditions.

The use would not be objectionable because of noise, traffic or other conditions. It is a quite use that would take place entirely indoors, located within an existing commercial district. The District Department of Transportation (DDOT) had no concerns regarding the subject application.

731.5 The establishment shall not have an adverse impact on religious, educational, or other institutional facilities located in the area.

OP is not aware of any religious, educational or institutional uses within the immediate vicinity of the site. The business would be a legitimate massage establishment operated by massage therapists licensed in the District of Columbia, in possession of a Basic Business License, and would obtain a Certificate of Occupancy for the proposed location, if the subject application is approved by the Board.

b. The proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. It would allow for a use permitted by special exception, a massage establishment, to locate within a C-2-B district, in conformance with the specific criteria for massage establishments as contained within Section 731 of the Zoning Regulations.

c. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal would not tend to affect adversely the use of neighboring property. It would permit a licensed business with licensed professionals to operate a use permitted by special exception within an existing commercial district, surrounded by other retail and service commercial uses.

The Historic Preservation Office indicated that it had no comments on the application.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in an email dated July 6, 2012, indicated that it had no concerns with the application.

No other agency comments were received.

VI. COMMUNITY COMMENTS

ANC 2B, at its regularly scheduled meeting of April 11, 2012, voted to support the application.

Attachment: Location Map

